

MANAGEMENT CERTIFICATE
LIBERTY HILL SUNDANCE RANCH, POA, INC.

The undersigned, being an Officer of Liberty Hill Sundance Ranch POA, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Sundance Ranch (the "Subdivision Development").
2. The name of the Association is Liberty Hill Sundance Ranch POA, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Sundance Ranch, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet O, Slide 56 through 58 in the Plat Records of Williamson County, Texas.

Sundance Ranch North, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet P, Slide 274 through 276 and Cabinet Q, Slide 81 in the Plat Records of Williamson County, Texas.

Sundance Ranch North Section II, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet R, Slide 7 through 11 in the Plat Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for the Sundance Ranch Subdivision, recorded at Document No. 9702055 in the Official Public Records of Williamson County, Texas.

Declaration of Covenants, Conditions and Restrictions for the Sundance Ranch North Subdivision, recorded at Document No. 9815658 in the Official Public Records of Williamson County, Texas.

Declaration of Covenants, Conditions, and Restrictions for the Sundance Ranch North Section II Subdivision, recorded at Document No. 9922681 in the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Covenants, Conditions, and Restrictions for the Sundance Ranch Subdivision, recorded at Document No. 2001026425 in the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Covenants, Conditions, and Restrictions for the Sundance Ranch North Subdivision, recorded at Document No. 2001026426 in the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Covenants, Conditions, and Restrictions for the Sundance Ranch North Section II Subdivision, recorded at Document No. 2001026427 in the Official Public Records of Williamson County, Texas.

Notice of Authorized Owners Association for Sundance Ranch Subdivisions, recorded at Document No. 2002062062 in the Official Public Records of Williamson County, Texas.

Notice of Dedicatory Instruments, recorded at Document No. 2004066996 in the Official Public Records of Williamson County, Texas.

Liberty Hill Sundance Ranch Property Owners' Association, Inc. Bylaw Amendment, recorded at Document No. 2009071718 in the Official Public Records of Williamson County, Texas.

Liberty Hill Sundance Ranch Property Owners' Association, Inc. DCC&R 3.29 Clarification Resolution of the Board of Directors, recorded at Document No. 2009071719 in the Official Public Records of Williamson County, Texas.

Resolution of the Liberty Hill Sundance Ranch Property Owners Association, Inc. DCC&R's Document #'s 9702055, 9815658 & 9922681, recorded at Document No. 2010008980 in the Official Public Records of Williamson County, Texas.

Liberty Hill Sundance Ranch Property Owners' Association, Inc. DCC&R Clarification Resolution of the Board of Directors, recorded at Document No. 2010043063 in the Official Public Records of Williamson County, Texas.

Notice of Dedicatory Instrument, recorded at Document No. 2011047134 in the Official Public Records of Williamson County, Texas.

Notice of Dedicatory Instruments, recorded at Document No. 2012031386 in the Official Public Records of Williamson County, Texas.

Notice of Transfer Fee, recorded at Document No. 2012031387 in the Official Public Records of Williamson County, Texas.

Liberty Hill Sundance Ranch POA, Inc. Amendments to Bylaws, recorded at Document No. 2013054237 in the Official Public Records of Williamson County, Texas.

Liberty Hill Sundance Ranch Property Owners Association, Inc. Resolution Collection Policy for Delinquent Accounts, recorded at Document No. 2014099467 in the Official Public Records of Williamson County, Texas.

Notice of Dedicatory Instruments, recorded at Document No. 2016077992 in the Official Public Records of Williamson County, Texas.

Liberty Hill Sundance Ranch Property Owners' Association, Inc. Secretary's Certificate, recorded at Document No. 2016122268 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:

Liberty Hill Sundance Ranch POA, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
 700 Market Street, Building 3
 Cedar Park, TX 78613
 Tel: (512) 918-8100
 Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00

Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 18 day of November, 2021.

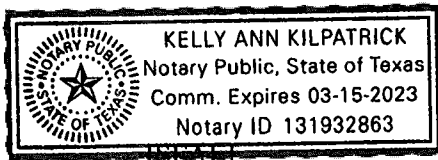
LIBERTY HILL SUNDANCE RANCH POA, INC., a Texas
nonprofit corporation

By: [Signature]
Name: Donna Pugh
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 18 day of November, 2021, by Donna Pugh, Registered Agent for Liberty Hill Sundance Ranch POA, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature: Kelly A. Kilpatrick]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
LIBERTY HILL SUNDANCE RANCH POA, INC.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021190159

Pages: 6 Fee: \$42.00

12/15/2021 03:39 PM

PKINNE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas